

PART 3.114 R-84 ZONE – MOUNT EDWARDS COURT RESIDENTIAL DISTRICT

3.114.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in subsections 1(a)-(d) of the R-K Zone, Medium Density Attached Dwelling District (Part 2.3), subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Public Building
- d. Rest home – Class C
- e. Hospitals
- f. Nursing homes
- g. Home occupation subject to the regulations in Schedule “D”
- h. Accessory Buildings subject to the regulations in Schedule “F”

3.114.2 Lot Area

- a. Lot area (minimum) 2900m²

3.114.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 3525m²
- b. Floor space ratio (maximum) 1.2:1

3.114.4 Height, Storeys

- a. Principal building height (maximum) 12.30m
- b. Storeys (maximum) 3

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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3.114.5 Setbacks, Projections

- a. Front yard setback (minimum) 3.70m
Except for the following maximum projections into the setback:
- Steps less than 2.0m in height 3.70m
- b. Rear yard setback (minimum) 6.65m
- c. Side yard setback from interior lot lines (minimum) 3.20m
- d. Side yard setback on a flanking street for a corner lot (minimum) 5.40m
Except for the following maximum projections into the setback
- Landing less than 2.0m in height 1.40m
 - Steps less than 2.0m in height 3.40m

3.114.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 43%

3.114.7 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 17-092 adopted October 12, 2017